

SPECIAL MEETING  
SEPTEMBER 24th, 1963  
8:30 A. M.

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PRESENT: Chairman M. A. Knight, James D. Compton, Fred T. Davis, C. J. Dubs, Cormac McGarvey, and W. Wright Parker

ABSENT: Neal Gale and R. F. D. Paulk

ALSO PRESENT: Planning Director Frederick K. Bell and County Administrator Howard J. Sears

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GC-29-63.

As the first item of business, the Planning Commission considered a request for a rezoning from Class D Agricultural to Class E Business or for an exception from the requirements of the Glynn County Zoning Ordinance in order to permit a supper club on property fronting 560 feet on the east side of U. S. 17 North and containing approximately 3.8 acres. The applicant, Mr. Donald I. Gens, accompanied by his attorney, Mr. Reid W. Harris, was present in support of his request. Mr. Gens reviewed his plans for the operation of a high quality supper club.

A motion was made by Mr. Compton and seconded by Mr. Dubs that the request of Donald I. Gens for the establishment of a restaurant - supper club on property, lying on the east side of U. S. 17 North directly opposite Brunswick Memorial Cemetery and fronting some 560 ft., be recommended to the Glynn County Planning Board for rezoning from Class D Agricultural to Class E Business to permit the facility proposed, provided that the facility meets all the requirements of the Board of Health, State Fire Marshal's office, and the County Engineer's requirements for access roads; and, inasmuch as this is a request for rezoning, it is noted that a public hearing will be required.

Voting Aye: Messrs. Compton, Davis, Dubs, and McGarvey.

Abstaining from Voting: Mr. Parker.

The Chairman declared the motion carried.

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GC-31-63.

Mr. W. G. Thigpen, Sr., was present in behalf of his request for an exception to the County's Class D Agricultural requirements in order to permit a mobile home park. The property involved contains approximately 6.38 acres and is bounded by Ross Road on the east, Seventh Street on the south, Cypress Avenue on the west, and Sycamore Street on the north.

Mr. Thigpen stated that his proposal would permit 52 mobile Homes to be located on 40 ft. by 70 ft. pads and that it was contemplated that the park would be connected to the Arco Development sewer facilities and City water. He presented a plan of the park for the Commission's consideration. It was noted that portions of the property might be dedicated public rights of way. Clarification of this ownership question would be necessary before the proposal could be approved. Mr. Thigpen stated his belief that the property was not a dedicated public right of way.

Some dissatisfaction was expressed with the location of two proposed sites at the corner of Seventh Street and Ross Road. It was recommended that these be eliminated from the plan.

A motion made by Mr. Compton was seconded by Mr. Dubs and unanimously adopted that the Planning Commission defer action on Mr. Thigpen's request until such time as the applicant submits to the Commission a written statement to the effect that the proposed mobile home park would conform to the standards of the American Mobile Homes Association for a 3-star mobile home court, plus the approval of the Board of Health and the County Engineer; and, further, that it be recommended that a public hearing be held at such time as action is taken by the Glynn County Planning Board on this application.

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College Park Subdivision. (formerly Cimco Subdivision)

As the next order of business, the Planning Commission reviewed the preliminary plat of College Park Subdivision, Section I (previously considered on May 15th, 1962, as Cimco Subdivision, Section II), located on the east side of Altama Avenue, north of Cypress Mill Road. The Planning Director stated that the Planning Commission had previously deferred action on the subdivision plan for further information as to the routing of I-95 (which could well effect land development in the area) and for provision to be made for the required park site in this section of the subdivision.

Messrs. Jay R. Turner, representing the developers, J. H. Ringeling, engineer, and Albert F. Shelander, realtor, were present for the review. Mr. Turner advised that he and his associates had arranged with the City to furnish water and sewer to the subdivision, and were agreeable to working out an appropriate park site for the section. After review and discussion, a site for the park was generally agreed upon by both the developers and the Commission

Mr. Compton then moved that the Planning Commission recommend to the Glynn County Planning Board the approval of the preliminary plat of the subdivision to be known as College Park Subdivision, Section I (formerly known as Cimco Subdivision, Section II), located on the east side of Altama Avenue, starting at a point 100 ft. north of the intersection of Cypress Mill Road, provided that the applicant submit to the Planning Director a final plan of the subdivision meeting the standards of Class A Residential single-family, that it has received the approval of the Glynn County Board of Health for water and sewer and the County Engineer for roads and drainage, and that the applicant sets aside in the proposed subdivision not less than 5% of the acreage in the subdivision for park and recreational purposes.

This motion was seconded by Mr. Parker and unanimously adopted.

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White Sands Point Subdivision.

Mr. J. H. Ringeling of Delta Engineers submitted a sketch plan of the proposed White Sands Point Subdivision, formerly the Higginbotham Tract located on U. S. 17 North, and requested information as to the possible location and right of way requirements of a proposed middle causeway to St. Simons Island through the subdivision.

After discussion, it was determined that the Planning Commission, at this time, is not in a position to make any type of decision with regard to the location or width of the route.

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GC-3-63, GC-32-63, and GC-33-63.

The Planning Director next read two letters from Fendig Outdoor Advertising Company with regard to their requests for permits to erect three signs on U. S. 17 North.

Essentially, the first letter contained the following points:

- a. Delays in developing suitable sign regulations for the County had brought their business to a near standstill.
- b. They requested that a minimum setback be established for application to commercial areas along the highway approaches to Brunswick.
- c. They recommended a setback of 15 feet from highway rights of way.

The second letter contained three specific sign requests, as follows:

- a. (GC-3-63) Request to place a bulletin on the Noe property, U. S. 17 North, 15 feet from the right of way.
- b. (GC-32-63) Request to place two poster panels (V-shape) on a location just north of the Sea Spray Motel on the east side of U. S. 17 North. Panels were recommended for placement approximately 74 feet from the highway center line or 36 feet from the right of way line.
- c. (GC-33-63) Request to relocate two poster panels from the Noe property to the B. Lloyd Woodall property on the east side of U. S. 17, south of the B. Lloyd Woodall store, signs to be placed side-by-side in a one-faced construction and located 15 feet from the right of way line.

Discussion followed with respect to the establishment of setback requirements for signs proposed along highways and as to the general status of the proposed regulations for the control of signs for Glynn County.

A motion was made by Mr. Compton, seconded by Mr. McGarvey, and unanimously adopted that, until the final new zoning ordinance is adopted, this Commission recommend to the Glynn County Commission that, in any present or proposed agricultural district or proposed highway commercial district, no signs, poster panels, billboards, bulletins, etc., be permitted within 25 ft. of the adjacent road right of way or 100 ft. of the center line of such highway, whichever distance is the greater.

Following this action, a motion was made by Mr. Compton and seconded by Mr. McGarvey that GC-32-63, the request to place two poster panels on Sea Spray Motel property on the east side of U. S. 17 North be denied as presented, as they do not meet setback requirements, but that they be recommended for approval if they are located to conform with the requirements of the interim policy recommendation approved in the preceding motion.

Voting Aye: Messrs. Compton, Davis, Dubs, and McGarvey.

Abstaining from Voting: Mr. Parker.

The Chairman declared the motion carried.

Based on this recommendation, the signs would have to be located 26 ft. further away from the right of way than presently proposed.

No action was taken on the request (GC-3-63) to place a bulletin board on Noe property and the request (GC-33-63) to place two poster panels on B. Lloyd Woodall property.

Upon a motion made by Mr. Compton and seconded by Mr. Davis, the minutes of the regular meeting held on September 10th, 1963, were approved.

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B-14-63.

Action was deferred on a request, submitted by Mr. Malcolm Seckinger, and previously deferred, for an exception or rezoning to permit multi-family use of Lots 180 and 181, Montpelier Subdivision, until someone representing the petition could appear on its behalf.

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B-20-63.

Action was deferred on a request, submitted by Mr. Zotis Fulton, and previously deferred, for an exception or rezoning to permit multi-family use of a 70 ft. by 90 ft. lot in the 2500 block of Albany Street until such time as the applicant can appear or submit a letter explaining the nature of the request, specific location of the property and other pertinent information in regard to the application.

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Copies of the recently completed audit for the Joint Planning Commission's operations for the fiscal year July 1st, 1962, through June 30th, 1963, were furnished the members for their study prior to approval at the next meeting.

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The Planning Director advised that a revised budget for the July 1st, 1963, through June 30th, 1964, Planning Commission's operations would be ready for review at the next meeting.

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Item 8 on the Agenda, the calling of a special meeting for consideration of City Zoning Districts, was also deferred to the next meeting.

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Meeting Adjourned at 11:15 A. M.